

Annual Registration Statement / Annual Report

Form 56-1 One Report

(Structured Data Report)

N. C. HOUSING PUBLIC COMPANY LIMITED

Fiscal Year End 31 December 2022

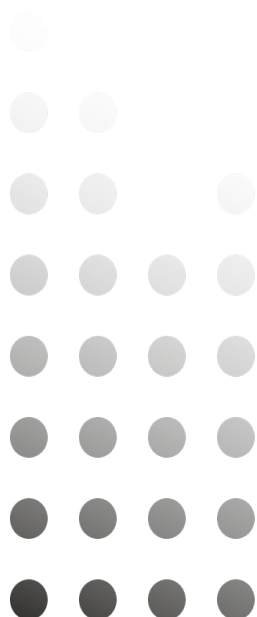


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Group Structure and Operations

Group Structure and Operations

Business Overview and Policies (1.1)

Company Information (1.1.5)

Company Name : N. C. HOUSING PUBLIC COMPANY LIMITED

Symbol : NCH

Address : 1/765 MOO 17 PHAHOLYOTHIN K.M. 26, TAMBOL KUKOD, AMPHOE LAM LUK
KA

Province : Pathum Thani

Postcode : 12130

Business : The Company operates its principal business as a real estate developer for trade in various areas such as house for sell including the land development, providing construction services, condominium for sell, providing rental space in club house, etc.

Registration Number : 0107546000385

Telephone : 0-2993-5080-7

Website : <http://www.ncgroup.co.th>

Email : ir@ncgroup.co.th

Total Shares Sold (shares)

Common Stock : 1,245,283,691

Preferred Stock : 0

Business Operations (1.2)

Revenue Structure (1.2.1)

By Product Line or Business Grouping*

	2020	2021	2022
Total (Thousand baht)	1,793,199.78	2,540,469.83	2,648,147.75
Sales (Thousand baht)	1,769,077.90	2,503,647.88	2,590,911.31
Rental Income and Service (Thousand baht)	14,023.01	27,214.80	46,307.98
Other Income (Thousand baht)	10,098.87	9,607.15	10,928.46

	2020	2021	2022
Total (%)	100.00	100.00	100.00
Sales (%)	98.65	98.55	97.84
Rental Income and Service (%)	0.78	1.07	1.75
Other Income (%)	0.56	0.38	0.41

By Geographical Area or Market*

	2020	2021	2022
Total (Thousand baht)	1,793,199.78	2,540,469.83	2,648,147.75
Domestic (Thousand baht)	1,793,199.78	2,540,469.83	2,648,147.75
International (Thousand baht)	0.00	0.00	0.00

	2020	2021	2022
Total (%)	100.00	100.00	100.00
Domestic (%)	100.00	100.00	100.00
International (%)	0.00	0.00	0.00

*Excluding the profit margins in the associated companies

Information on Products and Services (1.2.2)

Product/Service Information and Business Innovation Development (1.2.2.1)

Research and Development (R&D) Policy : No

(Unit : Thousand baht)	2020	2021	2022
R&D expenses in the past 3 years	0.00	0.00	0.00

Risk Management

Risk Management

Risk Factors (2.2)

Risk that might affect the company's business, including environmental, social and corporate governance issues (2.2.1)

strategic risk

Risk Management Measures: Yes

Related Risk Topics

Strategic Risk

- Volatility in the industry in which the company operates
- Behavior or needs of customers / consumers
- Changes in technologies
- Business operations of partners in the supply chain

Administrative Risk

Risk Management Measures: Yes

Related Risk Topics

Operational Risk

- Shortage or reliance on skilled workers
- Shortage or fluctuation in pricing of raw materials or productive resources
- Systems or internal control system
- Human error in business operations
- Information security and cyber-attack
- Impact on the environment
- Corruption

Governance and Legal Risks

Risk Management Measures: Yes

Related Risk Topics

Compliance Risk

- Change in laws and regulations
- Violations of laws and regulations
- Corporate Governance

Financial risk

Risk Management Measures: Yes

Related Risk Topics

Financial Risk

- Insufficient sources of funding
- Change in financial and investment policies of financial institutions that affect business operations
- Fluctuation in exchange rates, interest rates, or the inflation rate

Sustainable Development

Sustainable Development

Sustainability Management Policy and Targets (3.1)

Sustainability Management Policy and Targets

Corporate Sustainability Policy : Yes

URL of corporate sustainability policy : <https://investor.ncgroup.co.th/แบบรายงาน-56-1/>

Environmental Aspect (3.3)

Policy and Guideline on Environmental Aspect (3.3.1)

Environmental Policy and Practice : No

Company environmental guideline : Electricity Management, Water Management

Results with Respect to the Environmental Aspect (3.3.2)

• Electricity consumption

	2020	2021	2022
Amount of electricity purchased (kWh)	1,149,324.66	1,333,016.99	2,030,528.60

Water management

• Water consumption

	2020	2021	2022
Water consumption (cubic meters)	161,923.40	221,156.74	440,529.15

Greenhouse gas management

• Greenhouse gas emissions

	2020	2021	2022
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GHG emission target	N/A	N/A	N/A
Scope 1 (Tons of carbon dioxide equivalents)	N/A	N/A	N/A
Scope 2 (Tons of carbon dioxide equivalents)	N/A	N/A	N/A
Scope 3 (Tons of carbon dioxide equivalents)	N/A	N/A	N/A
Total (Tons of carbon dioxide equivalents)	N/A	N/A	N/A

• **Verification of greenhouse gas emissions over the past year**

Third-party verification : No

Social Aspect (3.4)

Policy and Guideline on Social Aspect (3.4.1)

Human Rights Policy : No

Company human right guideline : Employee Rights, Migrant Workers, Child Labor, Consumer Rights, Community and Environment Rights, Safety and Occupational Health at Work, Non-discrimination

Results with Respect to the Social Aspect (3.4.2)

Information about employees

• Total number of employees

	2020	2021	2022
Number of male employees (persons)	72	83	107
Number of female employees (persons)	102	119	138
Total (persons)	174	202	245

• Employee remuneration

	2020	2021	2022
Employee remuneration (baht)	127,616,495.00	155,365,270.60	147,078,505.77

• Employee development and training

	2020	2021	2022
Average training hours of employees (hour / person / year)	174	191	224
Employee development and training expenses (baht)	472,567.00	1,153,107.59	976,965.01

• Health, safety and work environment

	2020	2021	2022
Number of employee work injuries leading to employee absence (times)	0	0	0

• **Employee retention**

	2020	2021	2022
Percentage of employees who voluntarily resigned (%)	7.47	9.90	11.02

• **Significant labor dispute**

	2020	2021	2022
Significant labor dispute	No	No	No

Corporate Governance Policy

Corporate Governance Policy

Overview of the Corporate Governance Policy and Guideline (6.1)

Corporate Governance Policy

Corporate Governance Policy : Yes

Company website on corporate governance policy : <https://investor.ncgroup.co.th/นโยบายการกำกับดูแล/>

Policy and Guideline Related to the Board of Directors (6.1.1)

Policy and guideline related to the board of directors

Company policy and guideline : Nomination of Directors, Compensation, Independence of the Board of Directors, Director Development, Board Performance Evaluation, Corporate Governance of Subsidiaries and Associated Companies

Code of Conduct (6.2)

Establishing a Code of Conduct

Establishing a Code of Conduct

Code of Conduct : Yes

Policy and Guideline related to the Code of Conduct

Company policy and guideline : Preventing of Conflicts of Interest, Preventing the Misuse of Inside Information, Anti-corruption, Whistleblowing

Corporate Governance Structure
and Significant Information Regarding
the Board of Directors, Subcommittees,
Management,
Employee and Other Information

Corporate Governance Structure and Significant Information Regarding the Board of Directors, Subcommittees, Management, Employee and Other Information

Board of Directors (7.2)

Composition of the board of directors (7.2.1)

	Number of persons	Percentage (%)
Total number of directors	7	100.00
Number of male directors	7	100.00
Number of female directors	0	0.00
Number of executive directors	2	28.57
Number of non-executive directors	5	71.43
Number of independent directors	5	71.43

Information on the board of directors and persons with authority to control the company (7.2.2)

List of directors

General information	Position	Date position was assumed	Experience and expertise
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1.	Mr. SOMCHAO TANTERDTHAM Gender: Male Age: 69 years old Highest level of education: Master's degree Major: Business Administration Thai nationality: Yes Residing in Thailand: Yes	Director (Executive) Director type: Original director	27 Nov 2003	Construction Materials, Construction Services, Property Development, Leadership, Risk Management, Audit, Internal Control, Budgeting, Governance/ Compliance, Strategic Management, Change Management, Corporate Management, Project Management, Negotiation, Data Analysis, Health Care Services, Finance, Sustainability, Human Resource Management, Corporate Social Responsibility, Procurement, Fund Management, Data Management, Brand Management
2.	Mr. SOMNUEK TANTHATHOEDTHAM Gender: Male Age: 54 years old Highest level of education: Master's degree Major: Finance Thai nationality: Yes Residing in Thailand: Yes	Director (Executive) Director type: Original director	27 Nov 2003	Economics, Banking, Finance & Securities, Construction Materials, Construction Services, Property Fund & REITs, Property Development, Health Care Services, Media & Publishing, Accounting, Finance, Marketing, Corporate Social Responsibility, Human Resource Management, Sustainability, Procurement, Fund Management, Data Management, Data Analysis, Negotiation, Project Management, Corporate Management, Engineering, Architecture, Leadership, Risk Management, Audit, Internal Control, Strategic Management, Change Management, Budgeting, Governance/ Compliance

3.	Mr. PIBOON LIMPRAPAT Gender: Male Age: 82 years old Highest level of education: Doctoral degree Major: Economics Thai nationality: Yes Residing in Thailand: Yes	Director (Non-executive, Independent director) Director type: Original director	25 Apr 2008	Economics, Finance & Securities, Construction Materials, Property Development, Health Care Services, Finance, Corporate Social Responsibility, Human Resource Management, Sustainability, Data Management, Data Analysis, Risk Management, Audit, Internal Control, Strategic Management, Negotiation, Governance/ Compliance
4.	Mr. VICHAN AMORNROJANAVONG Gender: Male Age: 71 years old Highest level of education: Master's degree Major: Business Administration Thai nationality: Yes Residing in Thailand: Yes	Director (Non-executive, Independent director) Director type: Original director	27 Apr 2019	Banking, Finance & Securities, Property Fund & REITs, Property Development, Commerce, Accounting, Finance, Corporate Social Responsibility, Sustainability, Procurement, Data Analysis, Brand Management, Negotiation, Project Management, Corporate Management, Leadership, Risk Management, Strategic Management, Audit, Internal Control, Governance/ Compliance

5.	Mr. VORAKAN DHEPCHALERM	Director (Non-executive, Independent director)	27 Apr 2019	Banking, Finance & Securities, Property Fund & REITs, Property Development, Accounting, Finance, Corporate Social Responsibility, Human Resource Management, Sustainability, Fund Management, Data Management, Data Analysis, Brand Management, Negotiation, Project Management, Corporate Management, Change Management, Leadership, Strategic Management, Risk Management, Audit, Internal Control, Budgeting, Governance/ Compliance
	Gender: Male			
	Age: 65 years old			
	Highest level of education:			
	Master's degree	Director type: Original		
	Major: Finance	director		
	Thai nationality: Yes			
	Residing in Thailand: Yes			
6.	Mr. TRIRAT JARUTACH	Director (Non-executive, Independent director)	27 Apr 2019	Construction Materials, Construction Services, Property Development, Corporate Social Responsibility, Human Resource Management, Sustainability, Procurement, Data Analysis, Negotiation, Brand Management, Project Management, Corporate Management, Architecture, Design, Change Management, Leadership, Strategic Management, Audit, Risk Management, Internal Control, Governance/ Compliance
	Gender: Male			
	Age: 60 years old			
	Highest level of education:			
	Master's degree	Director type: Original		
	Major: Master of Housing Development	director		
	Thai nationality: Yes			
	Residing in Thailand: Yes			

7.	Mr. VIKROM SRIPRATAKS	Director	18 Jul 2020	Finance & Securities,
	Gender: Male	(Non-executive,		Property Development,
	Age: 70 years old	Independent director)		Commerce, Information &
	Highest level of education:			Communication Technology,
	Master's degree	Director type: Original		Finance, Corporate Social
	Major: Business Administration	director		Responsibility, Human
	Thai nationality: Yes			Resource Management,
	Residing in Thailand: Yes			Sustainability,
				Procurement, IT Management,
				Data Management, Data
				Analysis, Brand Management,
				Project Management,
				Corporate Management,
				Engineering, Architecture,
				Change Management,
				Leadership, Strategic
				Management, Risk Management,
				Audit, Internal Control,
				Governance/ Compliance

Other Information pertaining to committees

The Chairman and the manager are members of the same family : No

The company appoints at least one independent director to determine the agenda
of the Board of Directors' meetings : Yes

Sub-committees (7.3)

Information about sub-committees (7.3.2)

Audit Committee

List of audit committee members

General information		Position	Date position was assumed	Experience and expertise
1.	Mr. PIBOON LIMPRAPAT [1] Gender: Male Age: 82 years old Highest level of education: Doctoral degree Major: Economics Thai nationality: Yes Residing in Thailand: Yes	Chairman of the audit committee (Non-executive, Independent director) Director type: Original director	15 May 2007	Economics, Finance & Securities, Construction Materials, Property Development, Health Care Services, Finance, Corporate Social Responsibility, Human Resource Management, Sustainability, Data Management, Data Analysis, Risk Management, Audit, Internal Control, Strategic Management, Negotiation, Governance/ Compliance
2.	Mr. VICHAN AMORNROJANAVONG [1] Gender: Male Age: 71 years old Highest level of education: Master's degree Major: Business Administration Thai nationality: Yes Residing in Thailand: Yes	Audit committee (Non-executive, Independent director) Director type: Original director	27 Apr 2019	Banking, Finance & Securities, Property Fund & REITs, Property Development, Commerce, Accounting, Finance, Corporate Social Responsibility, Sustainability, Procurement, Data Analysis, Brand Management, Negotiation, Project Management, Corporate Management, Leadership, Risk Management, Strategic Management, Audit, Internal Control, Governance/ Compliance

3.	Mr. VORAKAN DHEPCHALERM [1] Gender: Male Age: 65 years old Highest level of education: Master's degree Major: Finance Thai nationality: Yes Residing in Thailand: Yes	Audit committee (Non-executive, Independent director) Director type: Original director	27 Apr 2019	Banking, Finance & Securities, Property Fund & REITs, Property Development, Accounting, Finance, Corporate Social Responsibility, Human Resource Management, Sustainability, Fund Management, Data Management, Data Analysis, Brand Management, Negotiation, Project Management, Corporate Management, Change Management, Leadership, Strategic Management, Risk Management, Audit, Internal Control, Budgeting, Governance/ Compliance
4.	Mr. VIKROM SRIPRATAKS [1] Gender: Male Age: 70 years old Highest level of education: Master's degree Major: Business Administration Thai nationality: Yes Residing in Thailand: Yes	Audit committee (Non-executive, Independent director) Director type: Original director	15 May 2021	Finance & Securities, Property Development, Commerce, Information & Communication Technology, Finance, Corporate Social Responsibility, Human Resource Management, Sustainability, Procurement, IT Management, Data Management, Data Analysis, Brand Management, Project Management, Corporate Management, Engineering, Architecture, Change Management, Leadership, Strategic Management, Risk Management, Audit, Internal Control, Governance/ Compliance

[1] A director with the accounting expertise needed to review financial statements

Other sub-committees

Sub-committees information

Name of sub-committees	List of directors	Position
Audit Committee	Mr. PIBOON LIMPRAPAT	Chairman
	Mr. VICHAN AMORNROJANAVONG	Member
	Mr. VORAKAN DHEPCHALERM	Member
	Mr. VIKROM SRIPRATAKS	Member
Nomination and Remuneration and Corporate Governance Committee	Mr. PIBOON LIMPRAPAT	Chairman
	Mr. VICHAN AMORNROJANAVONG	Member
	Mr. VORAKAN DHEPCHALERM	Member
	Mr. VIKROM SRIPRATAKS	Member

Roles of Sub-committees

Sub-committees responsible for risk management	: None
Sub-committees responsible for nomination	: Nomination and Remuneration and Corporate Governance Committee
Sub-committees responsible for remuneration	: Nomination and Remuneration and Corporate Governance Committee
Sub-committees responsible for corporate governance	: Nomination and Remuneration and Corporate Governance Committee
Sub-committees responsible for corporate sustainability development	: None

Executives (7.4)

List and positions of the executive (7.4.1)

The four highest-ranking executives

General information	Position	Date position was assumed	Experience and expertise
1. Mr. SOMCHAO TANTERDTHAM Gender: Male Age: 69 years old Highest level of education: Master's degree Major: Business Administration	CHIEF EXECUTIVE OFFICER	1 Apr 2018	Construction Materials, Construction Services, Property Development, Leadership, Risk Management, Audit, Internal Control, Budgeting, Governance/Compliance, Strategic Management, Change Management, Corporate Management, Project Management, Negotiation, Data Analysis, Health Care Services, Finance, Sustainability, Human Resource Management, Corporate Social Responsibility, Procurement, Fund Management, Data Management, Brand Management

2.	Mr. SOMNUEK TANTHATHOEDTHAM Gender: Male Age: 54 years old Highest level of education: Master's degree Major: Finance	MANAGING DIRECTOR	1 Apr 2018	Economics, Banking, Finance & Securities, Construction Materials, Construction Services, Property Fund & REITs, Property Development, Health Care Services, Media & Publishing, Accounting, Finance, Marketing, Corporate Social Responsibility, Human Resource Management, Sustainability, Procurement, Fund Management, Data Management, Data Analysis, Negotiation, Project Management, Corporate Management, Engineering, Architecture, Leadership, Risk Management, Audit, Internal Control, Strategic Management, Change Management, Budgeting, Governance/ Compliance
3.	Mr. Thamrong Plookjitrson Gender: Male Age: 54 years old Highest level of education: Master's degree Major: Business Administration	Assistant Managing Director	18 May 2020	Steel, Construction Materials, Construction Services, Property Development, Marketing, Corporate Social Responsibility, Human Resource Management, Procurement, Sustainability, Data Management, Data Analysis, Brand Management, Negotiation, Project Management, Corporate Management, Engineering, Leadership, Change Management, Strategic Management, Risk Management

4.	Mr. Rattakai Lertsripreeya Gender: Male Age: 44 years old Highest level of education: Master's degree Major: Business Administration	Assistant Managing Director	23 May 2022	Construction Materials, Construction Services, Property Development, Marketing, Corporate Social Responsibility, Human Resource Management, Sustainability, Procurement, Data Analysis, Negotiation, Project Management, Corporate Management, Engineering, Change Management, Leadership, Strategic Management, Risk Management
5.	Mr. Walatchanat Rujidasirisakul [1] Gender: Male Age: 54 years old Highest level of education: Bachelor's degree Major: Economics	Senior Vice President, AC and FN Department (Act as CFO)	1 Jun 2022	Economics, Banking, Finance & Securities, Property Development, Commerce, Accounting, Finance, Corporate Social Responsibility, Human Resource Management, Sustainability, Fund Management, Data Management, Data Analysis, Statistics, Negotiation, Project Management, Corporate Management, Leadership, Change Management, Strategic Management, Risk Management, Audit, Budgeting

[1] Highest responsibility in accounting and finance

[2] Directly responsible for financial account supervision

Remuneration policy for executives (7.4.2 – 7.4.3)

Remuneration policy for executives

Remuneration policy for executives : No

Other forms of remuneration

Employee Stock Ownership Plan (ESOP) : No

Employee Joint Investment Program (EJIP) : No

Employees (7.5)

Information about company employees

Employees

Number of male employees (persons) : 107

Number of female employees (persons) : 138

Total (persons) : 245

Employee Remuneration

Total employee remuneration : 147,078,505.77

Provident fund

Total number of employees (persons) : 245

Number of employees contributing to the PVD (persons) : 112

Percentage of employees who are members (%) : 45.71

Other Significant Information (7.6)

Other significant information

Assigned persons

- Person assigned to take direct responsibility for accounting oversight

General information	Email	Telephone
1. Ms. Sumanee Boonsarana	sumanee@ncgroup.co.th	029935080-7 #300

- Company secretary

General information	Email	Telephone
1. Ms. Porntippa Cheewaruangroj	porntippa.c@ncgroup.co.th	029935080-7 #403

- Head of internal audit

General information	Email	Telephone
1. Mr. Khamnung Sarisara	Khamnung@Kasadvisory.com	0811713546

- Head of compliance unit

General information	Email	Telephone
1. Ms. Porntippa Cheewaruangroj	porntippa.c@ncgroup.co.th	029935080-7 #403

• Head of investor relations

General information	Email	Telephone
1. Ms. Porntippa Cheewaruangroj	porntippa.c@ncgroup.co.th	029935080-7 #403

Company's auditor

Company	Names and general information of auditors	Audit fee (baht)	Other non-audit fees (baht)
1. DHARMNITI AUDITING COMPANY LIMITED	1. Ms. WANNISA NGAMBUATHONG Email: wannisa.n@daa.co.th Telephone: 025550600 2. Ms. CHOTIMA KITSIRAKORN Email: chotima.k@daa.co.th Telephone: 025550600 3. Ms. NITINEE KITTIKUNAPONG Email: nitinee.k@daa.co.th Telephone: 025550600 4. Ms. CHUTINANT KOPRASERTTHAWORN Email: chutinantk@daa.co.th Telephone: 025550600	1,485,000.00	Details: as travel expenses Total service fee (baht): 159,835.00

Performance Report on Corporate Governance

Performance Report on Corporate Governance

Summary of Director Performance (8.1)

Selection, development, and evaluation of duty performance of the Board of Directors (8.1.1)

Development of directors over the past year

List of directors	Position	Participated in director development program
Mr. SOMCHAO TANTERDTHAM	Director	Non-participating
Mr. SOMNUEK TANTHATHOEDTHAM	Director	Non-participating
Mr. PIBOON LIMPRAPAT	Director	Non-participating
Mr. VICHAN AMORNROJANAVONG	Director	Non-participating
Mr. VORAKAN DHEPCHALERM	Director	Non-participating
Mr. TRIRAT JARUTACH	Director	Non-participating
Mr. VIKROM SRIPRATAKS	Director	Non-participating

Directors' performance assessment

Method used to evaluate directors' performance : Whole-board-of-directors assessment, Individual-director assessment (self-assessment)

Meeting attendance and remuneration to each Board member (8.1.2)

Meeting attendance of the board of directors

Number of board meetings (times) : 6

Date of AGM meeting : 27 Apr 2022

EGM meeting : No

	List of directors	Termination date	Number of Board Meeting	AGM meetings	EGM meetings
1.	Mr. SOMCHAO TANTERDTHAM (Director)	-	6/6	Participating	Did not hold the meeting
2.	Mr. SOMNUEK TANTHATHOEDTHAM (Director)	-	6/6	Participating	Did not hold the meeting
3.	Mr. PIBOON LIMPRAPAT (Director)	-	6/6	Participating	Did not hold the meeting
4.	Mr. VICHAN AMORNROJANAVONG (Director)	-	6/6	Participating	Did not hold the meeting
5.	Mr. VORAKAN DHEPCHALERM (Director)	-	6/6	Participating	Did not hold the meeting
6.	Mr. TRIRAT JARUTACH (Director)	-	6/6	Participating	Did not hold the meeting
7.	Mr. VIKROM SRIPRATAKS (Director)	-	6/6	Participating	Did not hold the meeting

Remuneration for company directors

	List of directors	Termination date	Meeting allowance (baht)	Other monetary remuneration (baht)	Other non-monetary
1.	Mr. SOMCHAO TANTERDTHAM (Director)	-	160,000.00	0.00	No
2.	Mr. SOMNUEK TANTHATHOEDTHAM (Director)	-	120,000.00	0.00	No
3.	Mr. PIBOON LIMPRAPAT (Director)	-	300,000.00	299,000.00	No
4.	Mr. VICHAN AMORNROJANAVONG (Director)	-	240,000.00	299,000.00	No
5.	Mr. VORAKAN DHEPCHALERM (Director)	-	240,000.00	299,000.00	No
6.	Mr. TRIRAT JARUTACH (Director)	-	300,000.00	539,000.00	No
7.	Mr. VIKROM SRIPRATAKS (Director)	-	220,000.00	299,000.00	N/A

Report on the Audit Committee's Performance for the Past Year (8.2)

Report on the audit committee's performance for the past year

Meeting attendance of audit committee

Number of Audit committee meetings (times) : 4

List of directors		Termination date	Number of the audit committee meeting
1.	Mr. PIBOON LIMPRAPAT (Chairman of the audit committee)	-	4/4
2.	Mr. VICHAN AMORNROJANAVONG (Audit committee)	-	4/4
3.	Mr. VORAKAN DHEPCHALERM (Audit committee)	-	4/4
4.	Mr. VIKROM SRIPRATAKS (Audit committee)	-	4/4